

006.0

0007

0014.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
704,400 / 704,400
704,400 / 704,400
704,400 / 704,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		ORVIS RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	BRYDGES JOHN R/ETAL	
Owner 2:	BRYDGES DONNA M	
Owner 3:		

Street 1: 62 ORVIS RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

NARRATIVE DESCRIPTION

This parcel contains .126 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1930, having primarily Wood Shingle Exterior and 2077 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5467		Sq. Ft.	Site		0	80.	1.07	1									467,210						467,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	5467.000	237,200		467,200	704,400	
Total Card	0.126	237,200		467,200	704,400	Entered Lot Size
Total Parcel	0.126	237,200		467,200	704,400	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	339.19	/Parcel: 339.19	Land Unit Type:

User Acct	6077
GIS Ref	
GIS Ref	
Insp Date	
11/03/17	



USER DEFINED

Prior Id # 1:	6077
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Last Rev Date	12/29/21 18:47:45
Last Rev Date	11/20/17 08:35:27
ekelly	
638	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	237,200	0	5,467.	467,200	704,400		Year end	12/23/2021
2021	101	FV	218,600	0	5,467.	467,200	685,800		Year End Roll	12/10/2020
2020	101	FV	218,600	0	5,467.	467,200	685,800		Year End Roll	12/18/2019
2019	101	FV	201,200	0	5,467.	496,400	697,600		Year End Roll	1/3/2019
2018	101	FV	201,200	0	5,467.	362,100	563,300		Year End Roll	12/20/2017
2017	101	FV	201,200	0	5,467.	315,400	516,600		Year End Roll	1/3/2017
2016	101	FV	201,200	0	5,467.	268,600	469,800		Year End	1/4/2016
2015	101	FV	175,900	0	5,467.	262,800	438,700		Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRYDGES JOHN R	26182-205		3/29/1996		99	No	No	A	

TAX DISTRICT										PAT ACCT.	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/20/2014	1043	Re-Roof	9,000		8/21/2014			Strip and re-roof.	11/3/2017	TTL REFUSAL	HS	Hanne S
									5/20/2009	Entry Denied	189	PATRIOT
									9/22/1999	Mailer Sent		
									9/22/1999	Measured	263	PATRIOT

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS						SKETCH																		
Type:	2 - Bungalow		Full Bath:	1	Rating:	Average		EST BMT.																									
Sty Ht:	1A - 1 Sty +Attic		A Bath:		Rating:																												
(Liv) Units:	1	Total: 1	3/4 Bath:		Rating:																												
Foundation:	3 - BrickorStone		A 3QBth:		Rating:																												
Frame:	1 - Wood		1/2 Bath:	1	Rating:	Average																											
Prime Wall:	1 - Wood Shingle		A HBth:		Rating:																												
Sec Wall:		%	OthrFix:		Rating:																												
Roof Struct:	2 - Hip		OTHER FEATURES																														
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Average																											
Color:	GRAY		A Kits:		Rating:																												
View / Desir:			Frl:		Rating:																												
GENERAL INFORMATION						WSFlue:		Rating:																									
Grade:	C - Average		CONDOS INFORMATION																														
Year Blt:	1930	Eff Yr Blt:	Location:																														
Alt LUC:		Alt %:	Total Units:																														
Jurisdct:		Fact: .	Floor:																														
Const Mod:			% Own:																														
Lump Sum Adj:			Name:																														
INTERIOR INFORMATION						DEPRECIATION						REMODELING						RES BREAKDOWN															
Avg Ht/FL:	STD		Phys Cond:	AV - Average	31. %							No Unit	RMS	BRS	FL																		
Prim Int Wal	2 - Plaster		Functional:		%							1	6	3																			
Sec Int Wall:		%	Economic:		%																												
Partition:	T - Typical		Special:		%																												
Prim Floors:	3 - Hardwood		Override:		%							Totals																					
Sec Floors:		%	Total:	31	%							1	6	3																			
Bsmnt Flr:	12 - Concrete		CALC SUMMARY						COMPARABLE SALES						SUB AREA						SUB AREA DETAIL												
Subfloor:			Basic \$ / SQ:	100.00								Rate	Parcel ID	Typ	Date	Sale Price							Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
Bsmnt Gar:			Size Adj.:	1.35000002																			BMT	Basement	1,093	64.180	70,148	BMT	100	RRM	90	A	
Electric:	3 - Typical		Const Adj.:	0.99980003																			FFL	First Floor	1,093	134.970	147,526						
Insulation:	2 - Typical		Adj \$ / SQ:	134.973																			ATC	Attic	383	134.970	51,634						
Int vs Ext:	S		Other Features:	67500																			OPP	Open Porch	323	21.600	6,978						
Heat Fuel:	2 - Gas		Grade Factor:	1.00																													
Heat Type:	5 - Steam		NBHD Inf:	1.00000000																													
# Heat Sys:	1		NBHD Mod:																														
% Heated:	100	% AC:	LUC Factor:	1.00																													
Solar HW:	NO	Central Vac:	Adj Total:	343786																													
% Com Wal		% Sprinkled	Depreciation:	106574																													
			Depreciated Total:	237212																													
MOBILE HOME						WtAv\$/SQ:		AvRate:		Ind.Val:																							
Make:						Juris. Factor:			Before Depr:	134.97																							
Model:						Special Features:	0		Val/Su Net:	82.02																							
Serial #:						Final Total:	237200		Val/Su SzAd:	160.75																							
Year:						PARCEL ID	006.0-0007-0014.0																										
Color:																																	
SPEC FEATURES/YARD ITEMS																																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value															
2	Frame Shed	D	Y	18X12	A	AV	1990		0.00	T	23.2	101																					
More: N						Total Yard Items:						Total Special Features:						Total:															